



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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**AD HOC DESIGN REVIEW BOARD  
SPECIAL MEETING MINUTES  
THURSDAY, APRIL 10, 2014, 7:00 P.M.  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**MEMBERS**

**PRESENT:** Chairman Robert Dawson, Gary Chaplin, Kevin Zahner, Michele Beaulieu-Dzen (arrived at 7:08 PM), Janet Marshall

**STAFF**

**PRESENT:** Lisa Houlihan, Town Planner; Troy Ciesco, Recording Clerk

**I. CALL TO ORDER:**

Chairman Robert Dawson called the April 10, 2014, special meeting of the Ad Hoc Design Review Board to order at 7:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

**II. PUBLIC COMMENTS (On Non-Agenda Items): NONE**

**III. NEW BUSINESS:**

1. #Z201426 – Matt & Mike Vengruskas and John Wilson, owners/Pools & More, LLC, applicant for a special permit for contractor storage yard and retail sales and a site plan approval for 80' x 60' building and associated improvements on property located at 31 & 35 West Road, APN 019-180-0000 in a C (Commercial) zone.

Rachel Dearborn, Landmark Surveys, LLC, presented the plan for the applicant. She explained that the proposed building would have a green roof and cream-colored siding. Both the roof and the siding will be steel. Mr. Dawson asked about the garage doors for the trucks; John Wilson, owner, said they will be white or cream-colored.

For screening, Ms. Dearborn presented a revised plan for pine tree buffers to the north and east of the site where it abuts residential use. This will add to some existing landscaping already in place. The dumpster will have a fence around it to screen it from view.

Ms. Houlihan asked what type of lights will be used and how long they will be on. Ms. Dearborn stated that they will use down lighting to prevent light

pollution to the surrounding properties. Mr. Wilson said the lights would be on from 6:30 AM to the end of the work day.

Mr. Dawson asked if there would be sidewalks and what the driveway would look like. Ms. Dearborn said there would be no sidewalks. The driveway would certainly be paved at the lower area and the apron and would possibly be paved the rest of the way. The existing access driveway would also be replaced and moved from its current location between the two residences on the property to the north of both buildings.

Ms. Beaulieu-Dzen asked where the detached sign would be and how it would be lit. Ms. Dearborn said that it would be lit in a way to mitigate impact on traffic and would be farther back from the road than required. It will be added to the site plan for the Planning and Zoning Commission.

In response to Ms. Houlihan, Ms. Dearborn noted that the revised plan shows white pines 25' on center. Ms. Houlihan expressed concern that the proposed landscaping is inadequate to screen the commercial use from the abutting residential properties and suggested more white pines.

Mr. Dawson stated that the more it looks like a barn, the better, but that he understood it was designed as a utility building.

**BY CONSENSUS, THE BOARD RECOMMENDED TO THE PLANNING AND ZONING COMMISSION THAT THIS APPLICATION BE APPROVED AS DISCUSSED.**

2. #Z201418 – INA Petroleum Company, Inc., owner/Kenneth Coomes, applicant for a site plan modification to install a new canopy and dispenser pumps on property located at 83 West Road, APN 028-056-0000 in a C (Commercial) zone.

Ken Coomes from INA Petroleum Company, Inc., and Joe Devine, the engineer, presented the plan. Currently there are four dispenser pumps, two of which are under a green and yellow branded canopy. Cars are currently parallel with the building when they fill up. The new plan will still have four dispenser pumps, but they will all be under the canopy and the cars will be perpendicular to the building when parked at a pump. The applicants explained this set-up would improve the flow of traffic and would allow someone working in the building a visual of all cars pumping gas.

The new canopy will be steel with white vinyl siding and a 14'6" clearance. There will be no branding on the canopy. The only branding will be on the lower panels of the dispenser pumps and the pre-existing tall sign by the road.

Ms. Beaulieu-Dzen asked how they will prevent people from parking in the space between the building and the pumps. Mr. Coomes said they will stripe the area and make it a fire lane.

The board generally expressed a desire for the front island to include landscaping, but that tall plantings that block sight-lines should not be used.

Ms. Marshall asked about the colored border on the outside of the building. Mr. Coomes said they were looking to make it white to match the new canopy. Ms. Marshall also stated that it would look nice if there were plantings in front of the building.

**BY CONSENSUS, THE BOARD RECOMMENDED TO THE PLANNING AND ZONING COMMISSION THAT THIS APPLICATION BE APPROVED AS DISCUSSED AND WITH THE- FOLLOWING CONDITIONS:**

**THE DESIGN ON THE OUTSIDE OF THE BUILDING BE CHANGED TO WHITE TO MATCH THE NEW CANOPY.**

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Discussion regarding front façade of 40 Maple Street (Senior Center).

Lisa Houlihan, Town Planner, explained that a limited budget caused the removal of some of the aesthetic details presented in the original plan. One such detail was the transoms above the windows. Ms. Houlihan brought this to the attention of the Design Review Board so they could decide if it was a significant difference from what they originally approved.

The board agreed that the windows look significantly different than originally presented, and that something should be done to enhance the aesthetic of the front of the building and the appeal of the windows. They also agreed that adding shutters wouldn't work; detail should be added to the tops of the windows to make them look taller.

**BY CONSENSUS, THE BOARD RECOMMENDED TO THE PERMANENT BUILDING COMMITTEE THAT A DECORATIVE ELEMENT BE ADDED TO THE TOPS OF THE EXISTING WINDOWS IN LIEU OF THE TRANSOMS NOT BEING INSTALLED AT 40 MAPLE STREET (SENIOR CENTER), AS MONEY BECOMES AVAILABLE.**

#### **V. ADJOURNMENT:**

**MOVED (DAWSON) SECONDED (MARSHALL) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD SPECIAL MEETING AT 8:00 PM.**

Respectfully Submitted:



Troy Ciesco, Recording Clerk